

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



**September 15, 2023**  
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**Honesdale, PA**



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**Court of Common Pleas  
22nd Judicial District:**

The Hon. Janine Edwards  
*President Judge*

The Hon. Matthew Meagher  
*Judge*

**The Legal Journal of Wayne County** contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.



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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

*The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.*

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By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

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# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> Floor  
Honesdale, Pa 18431

*Are you in need of clothing for that job interview?  
Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

**Raising the Bar** is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

Hours: Available Upon Request

**For information contact the WCBA  
Ronnie at [ronnie\\_fischer@hotmail.com](mailto:ronnie_fischer@hotmail.com).**

COURT OPINION

UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re: Chapter 11
Pocono Mountain Lake Forest Community Assn, Inc., Debtor. Case No. 5:22-bk-01084-MJC

ORDER (I) DENYING DEBTOR’S MOTION TO ENFORCE SETTLEMENT AGREEMENT AND (II) SETTING RESPONSE DEADLINE ON OBJECTION TO PROOF OF CLAIM NO. 7-3

AND NOW, WHEREAS,

- 1. On June 10, 2022, debtor Pocono Mountain Lake Forest Community Assn, Inc. (“Debtor”) filed a voluntary Chapter 11 bankruptcy petition.
2. On June 10, 2022, Debtor filed its schedules, statements, and other required documents. Dkt. # 7. On Schedule E/F, Debtor listed Sno Chasers, LLC (“Sno Chasers”) as having a disputed claim of \$127,000.00.
3. Sno Chasers, along with its related company Patriot Developers & Excavating, LLC, filed Proof of Claim # 7-1 in the amount of \$143,838.68 for “materials provided and services performed.” Debtor filed an objection to the claim and Sno Chasers filed a response in opposition. After several continuances, the hearing on the objection was set for March 9, 2023.
4. On March 6, 2023, Sno Chasers filed amended Proof of Claim # 7-2 in the amount of \$133,259.00. Debtor again objected and on March 7, 2023, Sno Chasers filed a Motion for Continuance of the March 9, 2023 hearing to allow for settlement discussions and to conduct discovery. See Dkt # 107.
5. Given the posture of the claims objection, the Court conducted the March 9th hearing. After argument, the Court granted the Motion to Continue and rescheduled the hearing to June 27, 2023 to allow for discovery and the filing of briefs. See Dkt. # 111.
6. In the interim, Sno Chasers filed a second amended Proof of Claim (“Second Amended Claim”), Claim # 7-3, in the amount of \$21,620.00. On March 30, 2023, the Debtor filed an objection (“Objection”), Dkt. # 118, with a response date of April 29, 2023.
7. Sno Chasers did not file a response to the Objection. Rather, on April 28, 2023, Sno Chasers, through its counsel, Mark E. Moulton, Esq., filed a “Request to list the matter for hearing” (“Request to List”). See Dkt. #121. The Court denied the Request to List as procedurally improper and advised that a response should be filed. See Dkt. # 125.
8. On the same day, Mr. Moulton filed a Motion to Withdraw as Counsel for Sno Chasers (“Motion to Withdraw”).<sup>1</sup> Dkt. # 122. Mr. Moulton indicated that “Creditor has

1 Although the Motion was filed on April 28, 2023, the Certificate of Service dated April 28 indicates it was served on Sno Chasers and others on March 7, 2023. This appears to be a mistake and no party has raised an issue of improper service.

retracted authorization for counsel to resolve the matter by agreement with the Debtor.” Motion to Withdraw at ¶ 3. As a result, “[t]he attorney client relationship has completely broken down and is at present unworkable.” *Id.* at ¶ 7.

9. Also on April 28, Debtor filed a Motion to Enforce Settlement Agreement (“Motion to Enforce”). Dkt. # 123. Debtor, through its counsel, John Martin, Esq., alleges that the parties had reached a settlement of the dispute over the Sno Chasers claim and that Mr. Moulton confirmed the settlement in an email dated April 26, 2023. Mr. Moulton’s email states that “[a]fter speaking with my client (Sno Chasers),” it would agree to “retain the funds your client has already paid him and withdraw his proof of claim.” Motion to Enforce at ¶ 4. The Motion to Enforce further states that Debtor, in reliance upon that email cancelled the depositions scheduled for later that day. *Id.* at ¶ 6.

10. On May 16, 2023, the Court held a hearing on Mr. Moulton’s Motion to Withdraw and granted the Motion to Withdraw allowing Sno Chasers forty-five (45) days to retain new counsel and scheduled a hearing on Debtor’s Motion to Enforce for July 11, 2023. *See* Dkt. # 131.

11. On July 6, 2023, Sno Chasers, through new counsel, John Arseneault, filed a Response to the Motion to Enforce. Dkt. # 142. On July 10, 2023, Debtor filed a Brief in Support of its Motion to Enforce. Dkt. # 144.

12. On July 26, 2023, a hearing on the Debtor’s Motion to Enforce Settlement was held.<sup>2</sup> Mr. Martin made a proffer without objection as to his testimony, and Mr. Moulton and Mr. Brian Ascari, owner and principal of Sno Chasers, testified.

13. Based upon the testimony and exhibits admitted into evidence, the Court makes the following findings of fact:

a. Sno Chasers’ Second Amended Claim is based upon an alleged pre-petition agreement regarding snow removal and other services allegedly provided to Debtor.<sup>3</sup>

b. In connection with the litigation over the disputed Sno Chasers claim and amendments, Debtor served discovery upon Sno Chasers and scheduled the deposition of Mr. Ascari.

c. Mr. Ascari failed to appear at the March 23, 2023 deposition; however, the parties agreed to continue the deposition to April 26, 2023

d. Prior to April 26th, Mr. Martin and Mr. Moulton engaged in discussions regarding discovery and settlement of the claim.

e. On the morning of April 26th, Mr. Moulton called Mr. Ascari to ascertain whether he would be attending the deposition scheduled for later that day. Because of confusion regarding the rescheduled date of the deposition<sup>4</sup> and because Mr. Ascari had work commitments, Mr. Ascari informed Mr. Moulton that he would not be attending the deposition.

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2 The July 11, 2023 hearing was adjourned on the request of Sno Chasers.

3 As has been evident in the case, there has been state court litigation regarding the proper authority of the competing Boards of Directors in charge of Debtor, and accordingly, the Court is not making any finding regarding the validity of any contractual relationship between Debtor and Sno Chasers.

4 A dispute arose as to who was the source of confusion over the date of the continued deposition. Mr. Ascari testified that Mr. Moulton advised him that the deposition was scheduled for Thursday, April 27 and not the 26th. Mr. Moulton disputes this and maintains that he correctly informed Mr. Ascari that the deposition date was April 26th. The Court finds that in order to decide the Motion to Enforce, it is unnecessary to resolve this dispute.

f. In the midst of that early morning telephone conversation, a “heated” exchange occurred between them, and Mr. Ascari told Mr. Moulton to “take care of it.” From that apparent instruction, Mr. Moulton inferred authority to settle the Sno Chasers claim.

g. Thereafter, Mr. Moulton spoke to Mr. Martin, agreed upon a resolution of the claim, and sent the following confirmatory email to Mr. Martin at 10:24 a.m.:

Dear John: After speaking with my client, he has agreed to accept your client’s offer to retain the funds your client has already paid him and withdraw his proof of claim.

Ex. M-1. Significantly, Mr. Moulton did not send a copy of the April 26, 2023 email to Mr. Ascari. *See Id.*

h. In reliance upon this email and the settlement terms contained therein, Mr. Martin canceled the scheduled depositions.<sup>5</sup>

i. After agreeing to settle the claim, Mr. Moulton sent Mr. Ascari a set of email communications analyzing the strengths and weaknesses of the Sno Chasers claim. *See Ex. SNO-2 & SNO-3.*

j. Mr. Ascari sent an email with an attached letter addressed to Mr. Moulton on May 2, 2023 indicating, in part:

On Wednesday morning April 26th you and I had a rather heated conversation about the confused dates and at no time did you ask or inform me of your intention to settle the matter by merely withdrawing the claim.

.....

I have never agreed to settle my claim nor was I told by you that you had in fact made a settlement offer which is now the subject of a motion to enforce.

Ex. SNO-7.<sup>6</sup>

14. The Court makes the following conclusions of law:

a. “It is well settled that a federal court has the inherent power to enforce and to consider challenges to settlements entered into in cases originally filed therein.” *Fox v. Consol. Rail Corp.*, 739 F.2d 929, 932 (3d Cir. 1984).

b. “State law applies to determine counsel’s authority for entering into a settlement on behalf of a client.” *Vangjeli v. Banks*, 2023 WL 2816834 at \*3 (E.D. Pa. 2023). Federal courts apply state substantive law on the question of an attorney’s authority to settle. *See Id.* at \*4 (citations omitted); *Patterson v. GlaxoSmithKline Pharm. Co.*, 2007 WL 966742, at \*4 (E.D. Pa. Mar. 27, 2007), *aff’d*, 298 F. App’x 118 (3d Cir. 2008).

c. Under Pennsylvania choice of law rules, Pennsylvania law governs. *See Vangjeli*, 2023 WL 2816834, at \*4, n. 6 (choice of law rules provide that applicable law is place with most significant relationship to parties and transaction).

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<sup>5</sup> Mr. Martin testified that he had scheduled depositions of Mr. Ascari and two members of Debtor’s Board of Directors for that day.

<sup>6</sup> There is nothing in the record indicating that Mr. Moulton ever corrected or disagreed with Mr. Ascari’s statements set forth in his May 2 email and letter.

d. In *Reutzel v. Douglas*, 582 Pa. 149, 154 (2005), a case cited by Debtor, the Pennsylvania Supreme Court has stated:

The law in this jurisdiction is clear and well-settled that an attorney must have express authority in order to bind a client to a settlement agreement. *McLaughlin v. Monaghan*, 290 Pa. 74, 138 A. 79 (1927); *Starling v. West Erie Ave. Bldg. & Loan Ass'n*, 333 Pa. 124, 3 A.2d 387 (1939); *Archbishop v. Karlak*, 450 Pa. 535, 299 A.2d 294 (1973); *Rizzo v. Haines*, 520 Pa. 484, 555 A.2d 58, 66 (1989). The rationale for this rule stems from the fact that parties settling legal disputes forfeit substantial legal rights, and such rights should only be forfeited knowingly. *See, e.g., Starling*, 3 A.2d at 388 (“apparent or implied authority does not extend to unauthorized acts which will result in the surrender of any substantial right of the client, or the imposition of new liabilities or burdens upon him”). As such, a client’s attorney may not settle a case without the client’s grant of express authority, and such express authority can only exist where the principal specifically grants the agent the authority to perform a certain task on the principal’s behalf. *See Restatement (Second) of Agency* § 7 cmt. C (1958).

e. In *Dugan v. O’Hara*, 125 F. Supp. 3d 527 (E.D. Pa. 2015), the District Court denied a request to repudiate a settlement agreement approximately one month after his counsel accepted it. The Court provided a helpful synopsis of Pennsylvania law with respect to enforcement of settlements and the authority of counsel stating:

Under Pennsylvania law, an attorney may enter into a binding settlement agreement with the express authority of his client, *Tiernan*, 923 F.2d at 1033, and there is a rebuttable presumption that “a settlement entered into by an attorney has been authorized by the client.” *Rockey v. Big Spring Sch. Dist.*, 699 A.2d 1331, 1334 (Pa.Comm. Ct. 1997) (citing *Garabedian v. Allstates Eng’g Co.*, 811 F.2d 802, 803 (3d Cir. 1987)). Where there is a dispute regarding an attorney’s authority to settle a case, a court may find express authority “where the client delayed in asserting the lack of authority, or where it is clear that the real motive for challenging a settlement involved a change of heart.” *Transport Int’l Pool, Inc. v. Alternative Transp., Inc.*, No. 07–2895, 2008 WL 2550598, at \*5 (E.D. Pa. June 25, 2008) (citing *Farris v. JC Penney Co., Inc.*, 176 F.3d 706, 713 (3d Cir. 1999)). In other words, “a client may ratify counsel’s actions when he learned a settlement was reached and took no action to repudiate counsel’s authority to settle.” *Id.* (citing *Piluso v. Cohen*, 764 A.2d 549, 551 (Pa. Super. Ct. 2000)); *see Yarnall v. Yorkshire Worsted Mills*, 370 Pa. 93, 87 A.2d 192, 193 (1952) (“A client ratifies his attorney’s act if he does not repudiate it promptly upon receiving knowledge that the attorney has exceeded his authority”).

125 F. Supp. 3d at 536-37.

f. “When the determination whether an attorney was authorized to settle a case hinges on factual issues and credibility determinations, a hearing should be held.”

*Transp. Int'l Pool, Inc. v. Alt. Transp. Inc.*, 2008 WL 2550598 at \*6-7 (E.D. Pa. 2008) (citing *Garabedian v. Allstates Eng'g Co., Div. of Allstates Design & Dev. Co.*, 811 F.2d 802, 803 (3d Cir. 1987)).

15. The Court concludes based upon the testimony of Mr. Ascari and Mr. Moulton that Mr. Moulton did not have authority from Mr. Ascari to settle this matter on the terms forth in his April 26th email to Mr. Martin. Mr. Moulton appears to have misinterpreted what Mr. Ascari meant by “take care of it.”<sup>7</sup> Further, Mr. Ascari, in almost contemporaneous writings, confirmed that he did not give Mr. Moulton such settlement authority, and consequently, the Court cannot conclude that Mr. Ascari in any way ratified Mr. Moulton’s actions.

16. Therefore, notwithstanding that Debtor relied upon Mr. Moulton’s email of April 26, 2023 and cancelled the deposition of Mr. Ascari, because this Court concludes that Mr. Moulton did not have actual authority to settle this matter from his client, Debtor’s Motion to Enforce Settlement Agreement will be denied.

Accordingly, it is hereby **ORDERED** that:

1. Debtor’s Motion to Enforce Settlement Agreement, Dkt. # 123, is **DENIED**.
2. As noted above, Sno Chasers has not filed a proper response to Debtor’s Objection to Proof of Claim # 7-3, Dkt. # 118. Sno Chasers may file a response **on or before August 16, 2023** or the Court may rule on the Objection without further notice or opportunity for a hearing.

By the Court,

s/ Mark J. Conway

Mark J. Conway, Bankruptcy Judge

Dated: August 2, 2023



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<sup>7</sup> Their conversations on the morning of April 26, 2023 were focused on the timing and attendance of the deposition and not the merits of the claim. It’s far more reasonable to conclude that Mr. Ascari was instructing Mr. Moulton to deal with the deposition debacle as opposed to settling the claim. As Mr. Ascari testified, he had previously given Mr. Moulton settlement authority at a specific amount. There was no testimony that they had ever discussed alternative settlement terms.

**LEGAL NOTICES**

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*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**ESTATE NOTICE  
ESTATE OF**

**WENDY MARION SCHAFFER**

Late of Texas Township, Wayne County, Pennsylvania, deceased. Letters of Administration on the above estate having been granted to Paula Lasky, 105 Mill Hill Road, Hawley, PA 18428. All persons indebted to said estate are requested to make payment and those having claims to present same, without delay, to her or her attorney, Mark E. Moulton, Esquire, MOULTON & MOULTON, 693 Route 739, Suite 1, Lords Valley, PA 18428

**9/15/2023 • 9/22/2023 • 9/29/2023**

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**ESTATE NOTICE**

**NOTICE** is hereby given that Letters of Administration have been granted in the Estate of **JASON SCOTT DEMUYSERE**, late, of the Borough of Hawley, who died February 3, 2023.

All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administratrix, **VICTORIA L. DEMUYSERE, a/k/a VICTORIA LYNNE DEMUYSERE**, and her Attorneys.

**SAPORITO, FALCONE & WATT  
48 SOUTH MAIN STREET  
PITTSSTON, PA 18640**

**9/15/2023 • 9/22/2023 • 9/29/2023**

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**ESTATE NOTICE**

Estate of Juliana M. Reser  
Late of Palmyra Township  
**EXECUTOR**  
Albert Scott Reser  
36 Adams Pond Road  
Hawley, PA 18428  
**ATTORNEY**  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**9/8/2023 • 9/15/2023 • 9/22/2023**

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**ESTATE NOTICE**

**ESTATE OF JAMES M. ESTABROOK, Jr., DECEASED** (died on 6/15/2023. Late of 35 Tammany Flats Road, Damascus, Wayne County, PA. Letters Testamentary have been granted and all creditors shall make demand and all debtors shall make payment without delay to Margaret

E. Cooper, Executrix or BRIGID  
E. CAREY, ESQUIRE, 809  
Glenburn Road, Waverly  
Township, PA 18411

9/8/2023 • 9/15/2023 • 9/22/2023

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**ESTATE NOTICE**

Estate of Leland A. Benjamin  
AKA Leland Arthur Benjamin  
Late of Palmyra Township  
EXECUTOR  
Ryan Butler Benjamin AKA Ryan  
B. Benjamin  
151 Timber Ridge Drive  
Hawley, PA 18428  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

9/1/2023 • 9/8/2023 • 9/15/2023

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**ESTATE NOTICE**

Estate of Barbara Elders, deceased  
Late of Dreher Township, Wayne  
County

Letters of Administration in the  
above named estate having been  
granted to the undersigned, all  
persons indebted to the estate are  
requested to make immediate  
payment, and those having claims  
are directed to present the same  
without delay to the undersigned or  
his/her attorney within four months  
from the date hereof and to file  
with the Clerk of the Court of  
Common Pleas of the Twenty-  
Second Judicial District, Orphans'  
Court Division, a particular  
statement of claim, duly verified by  
an Affidavit setting forth an

address with the County where  
notice may be given to Claimant.

Tina Diane Ahner, Administratrix  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW  
OFFICES  
PO Box 396  
Gouldsboro, PA 18424

9/1/2023 • 9/8/2023 • 9/15/2023

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**ESTATE NOTICE**

Estate of Margaret D. Kiegler also  
known as Margaret Kiegler, late of  
Waymart Borough, Wayne County  
Pennsylvania. Any person or  
persons having claim against or  
indebted to estate present same to:  
Theresa Marie Gumble 1065  
Woodlyn Lane N., Honesdale, PA  
18431; Attorney for Estate:  
Stephen Jennings, Esquire, 303  
Tenth Street, Honesdale,  
Pennsylvania 18431.

9/1/2023 • 9/8/2023 • 9/15/2023

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**NOTICE OF  
DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN**  
that Letters Testamentary have  
been granted in the **Estate of  
Helen A. Didero**, Deceased, late of  
Equinunk, Wayne County,  
Pennsylvania, 18417, who died on  
March 15, 2023. All persons  
indebted to the Estate are requested  
to make payment and those having  
claims or demands are to present  
same, without delay, to the  
Executor, Edward S. Didero, Jr., or  
John P. Sanderson, III, Attorney for  
the Estate - Sanderson Building,

One Terrace Drive, Olyphant,  
Pennsylvania 18447.  
**THE SANDERSON LAW FIRM**

9/1/2023 • 9/8/2023 • 9/15/2023

**NOTICE OF FILING OF  
SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

**SHERIFF'S SALE  
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of September, 2023 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lehigh, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, being the intersection of the Southern right-a-way of L.R. 1002-B from Tobyhanna to Dunmore and the Eastern edge of the Lehigh River, thence along the

Southern right-a-way line of L.R. 1002-B, South 49° 29' 59" East for 600.45 feet to a point on the Wayne and Monroe County Line, thence along said County Line, South 89° 14' 58" West for 354.23 feet to a point in line of lands about to be conveyed to Leor Hornsby, thence along lands of Leor Hornsby, North 29° 23' 55" West for 79.41 feet to a pipe, thence along the same, North 63° 26' 39" West for 166.19 feet to a point on the Eastern edge of the Lehigh River, thence along the Eastern edge of the Lehigh River, North 18° 43' 33" East for 265.52 feet to the point of beginning.

CONTAINING 2.206 acres.

UNDER AND SUBJECT to the restrictions and conditions contained in Deed Book 264, page 651.

BEING THE SAME PREMISES which Elizabeth L. Leary, by Deed dated May 28, 2007 and recorded on June 14, 2007, in the Wayne County Recorder of Deeds Office at Deed Book Volume 3315 at Page 59, as Instrument No. 200700006229, granted and conveyed unto Paul Diandriola.

Being Known as 1543 Coolbaugh Road a/k/a RR #2 Box 2620, Gouldsboro, PA 18424

Parcel I.D. No. 14-0-0370-0017.0003-

Seized and taken in execution as property of:  
Paul Diandriola 1543 Coolbaugh Road, GOULDSBORO PA 18424

Execution No. 79-Civil-2017  
Amount \$132,905.43 Plus  
additional costs

June 29, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.  
**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Thomas C. Dyer Esq

**9/1/2023 • 9/8/2023 • 9/15/2023**

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**SHERIFF'S SALE  
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: Select Portfolio Servicing, Inc issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of September, 2023 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN pieces or parcels of land lying, situate and being in the Township of Dreher (formerly Township of Sterling), County of Wayne and State of Pennsylvania, bounded and described as follows:

PARCEL 1: BEGINNING at the most Northerly corner of a triangular plot of ground owned by the prior Grantor (Corey), thence along said plot South 14 Degrees 00 minutes East 379.5 feet to a corner in the center of a public road, thence along the center line of the aforementioned public road North 87 degrees 25 minutes West 160.00 feet to a corner; thence through the lands of the prior Grantors North 14 degrees 00 minutes West 379.5 feet to a corner and South 87 degrees 25 minutes East 160.00 to the place of Beginning.

PARCEL 2: BEGINNING at the Southwest corner of other lands formerly of Gerald Logan, et ux. (See Wayne County Deed Book 211, Page 553) said point being located in the center of a public highway; thence along said other lands formerly of Gerald Logan, et ux., North 14 degrees 00 minutes West 379.5 feet to a corner, thence through lands of Ralph S. Corey, et ux., South 2 degrees 35 minutes West 363.71 feet to a corner in the center of said public highway; thence along the center line of said

public highway South 87 degrees 25 minutes East 108.31 feet to the point and place of Beginning.

BEING THE SAME PREMISES which Janine Hewson, by Deed dated February 14, 2005 and recorded on February 25, 2005, in the Wayne County Recorder of Deeds Office at Deed Book Volume 2717 at Page 224, as Instrument No. 200500001946, granted and conveyed unto Lawrence E. Hewson and Janine Hewson, husband and wife. The said Lawrence E. Hewson departed this life on or about March 20, 2010 thereby vesting title to Janine Hewson, by operation of law.

Being Known as 95 Peet Road f/k/a RR1 Box 123B Peet Road, Newfoundland, PA 18445

Parcel I.D. Nos. 08-0-0341-0056.- & 08-0-0341-0057.-

Seized and taken in execution as property of:  
Janine Hewson 95 Peet Road  
NEWFOUNDLAND PA 18445

Execution No. 112-Civil-2023  
Amount \$308,356.98 Plus  
additonal costs

June 29, 2023  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE  
NOTICE:  
That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's

schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Thomas C. Dyer Esq

9/1/2023 • 9/8/2023 • 9/15/2023

# ARM LAWYERS

THE STRONG ARM OF THE LAW

ARM Lawyers is pleased to announce the opening of our fourth, and newest location!

Located in Hemlock Plaza on Route 739, in Hawley, PA, ARM will be working in conjunction with Mark E. Moulton, Esq., a fixture in the area for over 20 years, who will be joining the firm in an "of counsel" capacity.

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**570-424-6899**  
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**SHERIFF'S SALE  
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: Discover Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of September, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situated and being in the Berlin Township, county of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at an iron pipe in the easterly bounds of Zimmer Trail (private road) at the most southwesterly corner of the lands of zander (Deed Book 361, Page 979); thence South eighty-one (81) degrees sixteen (16) minutes ten (10) seconds East for two hundred twenty-five and ninety-four hundredths (225.94) feet in the line of the lands of said Zander and an extension thereof to an iron pipe at the most southwesterly corner of the lands of Ilg (Deed Book 360, Page 1164); thence South five (5) degrees thirty-four (34) minutes ten (10) seconds West for two hundred seventy and zero hundredths (270.00) feet in the line of the lands of Muller (Deed Book 362, Page 769) to an iron pin; thence North seventy-four (74) degrees

thirty-seven (37) minutes forty (40) seconds West for two hundred seventy-six and fifty-one hundredths (276.51) feet to an iron pin the easterly bounds of the above mentioned Zimmer trail, thence North seventeen (17) degrees eighteen (18) minutes twenty (20) seconds East for ninety-four and forty-two hundredths (94.42) feet in said bounds to a point; thence North sixteen (16) degrees thirty-one (31) minutes thirty (30) seconds East for one hundred forty-five and fifty-eight hundredths (145.58) feet in said bounds to the point or place of BEGINNING.

CONTAINING one and forty-six hundredths (2.46) acres of land.

Bearings referred to above are magnetic North 1988, Also, granting and conveying unto the Grantees herein named, their heirs and assigns forever, the free uninterrupted right, use, liberty and privilege of ingress, egress and regress to and from the premises above described and the public highway, along, over and upon rights-of-way shown on a survey map which is recorded in Wayne County Map Book 41 at Page 50. Said subdivision entitled "Subdivision of the lands of R. & S. Wisniewski" was approved by the Berlin Township Supervisors on March 15, 1988. A map of said subdivision was filed with the Wayne County Recorder's Office on March 17, 1988, in Map Book 63 at Page 100.

EXCEPTING AND RESERVING unto Herbert Clemen and Hildegard Clemen, his wife, their heirs and assigns, the full free right, use, liberty and privilege at all times hereafter of a Erpetual easement for ingress, egress and regress of persons and vehicles as well as for the purpose of laying, relaying, maintaining and repairing water lines through, along, over and upon a strip of land sixty feet in width along the Northerly boundary of said above described premises, said easement being bounded and described as follows:

BEGINNING at an iron pipe corner located on the Easterly side of a roadway known as Zimmer Trail, said point of beginning being also the southwesterly corner of lands now or formerly of Zander; thence along said lands, South eighty-two (82) degrees fifteen (15) minutes fifty-three (53) seconds East two hundred twenty-five and ninety-one hundredths (225.91) feet to an iron pin corner, said corner being the southwesterly corner of lands now or formerly of Rudolf Ilg and being also in the line of lands now or formerly of George Muller and Mona Muller, his wife; thence along said lands, South four (4) degrees thirty-five (35) minutes fifty-two (52) seconds West sixty (60) feet; thence through the above described premises, North eighty-two (82) degrees fifteen (15) minutes fifty-three (53) seconds West two hundred twenty-five and ninety-

one hundredths (225.91) feet, more or less, to the easterly side of Zimmer Trail; thence along the easterly side of Zimmer Trail, North fifteen (15) degrees thirty-one (31) minutes twenty-six (26) seconds East sixty (60) feet, more or less to the place of BEGINNING.

CONTAINING 13, 554 square feet of land, more or less. No barriers, fences, curbs or other obstruction to the free and unhampered use of said easement, motor vehicles or other personal property, nor any building or other structure be parked, stored, constructed or permitted upon any part of said easement or right-of-way, Being the same parcel conveyed to DAVID T. MESSERSMITH AND SHANNON MESSERSMITH, HIS WIFE from RICHARD A. STRUBECK AND KRISTIE A. STRUBBCK, HIS WIFE, by virtue of a deed dated 8/29/2003, recorded 9/2/2003 in deed book 2321, page 302, as instrument no, 200300011236 county of WAYNE, state of PENNSYLVANIA.

BEING KNOWN AS: 65 ZIMMER TRAIL FKA RR 1 BOX 1439, BEACH LAKE, PA 18405

Seized and taken in execution as property of:  
David Messersmith aka David T. Messersmith 65 Zimmer Tail or 22 Alpine Road BEACH LAKE PA 18405  
Shannon Messersmith 65 Zimmer Trail BEACH LAKE PA 18405

Execution No. 200-Civil-2023  
Amount \$132,878.18 Plus  
additional costs

July 6, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Geraldine M. Linn

**9/1/2023 • 9/8/2023 • 9/15/2023**

**SHERIFF'S SALE  
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: MCLP Asset Company, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of

September, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:**

BEGINNING AT AN IRON PIN ON THE SOUTHERLY 50 FOOT RIGHT-OF-WAY OF LEGISLATIVE ROUTE 63004 AND BEING THE COMMON CORNER OF LOT NO. 3 AND LOT NO. 4 AS SHOWN ON A SUBDIVISION PLAN ENTITLED PHILIP AND AMBER STOUT, PREPARED BY R. STORM, INC., DATED JULY 5, 1985; THENCE ALONG L.R. 63004, N. 63 DEGREES 33 MINUTES 29 SECONDS E., 150.00 FEET TO AN IRON PIN; THENCE ALONG OTHER LANDS OF STOUT, S 26 DEGREES 26 MINUTES 31 SECONDS E., 290.40 FEET TO AN IRON PIN; THENCE ALONG SAME S. 63 DEGREES 33 MINUTES 29 SECONDS W., 150.00 FEET TO AN IRON PIN; THENCE ALONG LOT. NO. 3, N. 26 DEGREES 26 MINUTES 31 SECONDS W., 290.40 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.00 ACRES.

**SUBJECT TO THE SAME RESERVATIONS, RESTRICTIONS,**

AND COVENANTS AS ARE  
CONTAINED IN THE  
DOCUMENTS FORMING THE  
CHAIN OF TITLE.

BEING KNOWN AS: 26 SPRING  
HILL ROAD F/K/A RR1, BOX  
1568 MOSCOW, PA 18444

PROPERTY TAX NO.: 26-0-0330-  
0074.0004-

TITLE TO SAID PREMISES IS  
VESTED IN PHILLIP A. STOUT,  
JR AND TERRY LYNN STOUT,  
HIS WIFE, BY DEED FROM  
AMBER STOUT AND PHILLIP  
STOUT, HER HUSBAND  
RECORDED June 05, 1987 IN  
BOOK NO. 465 PAGE 160

Seized and taken in execution as  
property of:  
Phillip Stout 26 Spring Hill Road  
MOSCOW PA 18444  
Terry Stout 26 Spring Hill Rd  
MOSCOW PA 18444

Execution No. 374-Civil-2022  
Amount \$75,526.89 Plus additional  
costs

July 5, 2023  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE  
NOTICE:  
That all claims to the property will  
be filed with the sheriff before the  
sale and all claims to the proceeds  
before distribution; That a sheriff's  
schedule of distribution will be in his  
office on a date specified by him, not  
later than thirty (30) days after sale;  
and that distribution will be made in

accordance with the schedule unless  
exceptions are filed within ten (10)  
days thereafter. No further notice of  
filing of the schedule of distribution  
need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

Nicole C. Rizzo Esq

**9/1/2023 • 9/8/2023 • 9/15/2023**

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**SHERIFF'S SALE  
OCTOBER 4, 2023**

By virtue of a writ of Execution  
instituted by: Mortgage Assets  
Management, LLC C/O PHH  
Mortgage Corporation issued out of  
the Court of Common Pleas of Wayne  
County, to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 4th day of October,  
2023 at 10:00 AM in the Conference  
Room on the third floor of th Wayne  
County Courthouse in the Borough of  
Honesdale the following property, viz:

All that certain piece, parcel and  
lot of land, situate, lying and being  
in the Township of Salem, County  
of Wayne and Commonwealth of  
Pennsylvania, being Lot No. 125,  
in Tanners Point Development,  
Indian Rocks, Inc., bounded and  
described as follows:

BEGINNING at a point near the  
Westerly edge of State Highway  
Route 63008; thence north 1 degrees

38 minutes East running approximately parallel with the said highway a distance of 75 feet to a point, said point being the common corner of Lot 125 and 126; thence along the common division line between lot 125 and 126 North 87 degrees 50 minutes West a distance of 105.65 feet to a point; said point being the common corner of lot 125 and 126; thence along line of lands of the said Grantor, south 0 degrees 27 minutes east, a distance of 75.05 feet to a point for a corner; thence south 87 degrees 50 minutes east along the northerly edge of a six foot walkway, a distance of 102.9 feet to the point and place of beginning.

CONTAINING 7,680 square feet of land be the same more or less, and being all of lot 125 in Tanners Point Development.

PROPERTY ADDRESS: 1003 Ledgesdale Road, Lake Ariel, PA 18436

BEING THE SAME PROPERTY CONVEYED TO William D. Mecca, Jr., BY DEED DATED 3/23/2009 AND RECORDED 4/2/2009 IN DEED BOOK VOLUME 3717 PAGE 70-72 in Wayne County, Pennsylvania.

TAX ID: 22-0-0005-0044.-

THIS conveyance is made under and subject, nevertheless, to certain express conditions and restrictions as contained in a Declaration of Restrictions of the Grantors, which Declaration of Restrictions is

recorded in Wayne County Deed Book 221, page 37, and which Restrictions are incorporated by reference. Above description is in accordance with a survey made by Geo E. Ferris, R.S. and set forth on a map dated March 17, 1965.

BEING THE SAME PREMISES WHICH WILLIAM D. MECCA, JR. AND KAREN ANN MECCA BY DEED DATED 3/23/2009 AND RECORDED 4/2/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3717 AT PAGE 70, INSTRUMENT # 200900004005, GRANTED AND CONVEYED UNTO WILLIAM D. MECCA, JR..

Seized and taken in execution as property of:  
William Mecca Jr. 1003 Ledgesdale Road LAKE ARIEL PA 18436

Execution No. 75-Civil-2022  
Amount \$172,665.08 Plus additional costs

May 24, 2023  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of

filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Danielle DiLeva Esq.

9/8/2023 • 9/15/2023 • 9/22/2023

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**SHERIFF'S SALE  
OCTOBER 4, 2023**

By virtue of a writ of Execution instituted by: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Legal Title Trustee for BCAT 2019-22TT issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of October, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF STERLING IN THE COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: METES AND BOUNDS. BEING MORE FULLY DESCRIBED IN A DEED DATED 05/13/1998 AND RECORDED 05/18/1998,

AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1364 AND PAGE 265.

ADDRESS: 10 Swingle Road,  
Moscow, PA 18444

TAX MAP OR PARCEL ID NO.:  
26-25-1

BEING the same premises which EDWARD J. BLASKO AND MILDRED M. BLASKO, HIS WIFE by Deed dated 05/13/1998 and recorded in the Office of Recorder of Deeds of Wayne County on 05/18/1998 at Book 1364, Page 0265 granted and conveyed unto RAYMOND D. DEKLE AND KAREN A. DEKLE, HIS WIFE.

Seized and taken in execution as property of:  
Karen Dekle 10 Swingle Road  
MOSCOW PA 18444

Execution No. 108-Civil-2023  
Amount \$80,835.15 Plus additional costs

July 12, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will

be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.  
ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.  
Matthew C. Fallings Esq.

9/8/2023 • 9/15/2023 • 9/22/2023

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**SHERIFF'S SALE  
OCTOBER 4, 2023**

By virtue of a writ of Execution instituted by: Allied First Bank, SB dba Servbank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of October, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2708 Section 43 of The Hideout, a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne

County, Pennsylvania, April 9, 1970, in Plat Book 5, page 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57, February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971, in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, pages 93 though 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119, and September 24, 1973, in Plat Book 5, Pages 120 through 123; as amended and supplemented.

Subject to all covenants, conditions, and reservations of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

Tax Parcel ID: 12-0-0041-0011.-

Address: 2708 Boulder Road,  
Lake Ariel, PA 18436

Being the same property conveyed to Luis Pedraza and Maureen Pedraza, husband and wife, Tenants by the Entireties, a 50% interest, and Patrick William Lyon, a 50% interest, all as joint tenants who acquired title, with rights of

survivorship, by virtue of a deed from Robert E. Kensek, single, dated August 10, 2018, recorded August 27, 2018, at Document ID 201800005079, and recorded in Book 5363, Page 246, Office of the Recorder of Deeds, Wayne County, Pennsylvania

**INFORMATIONAL NOTE:**  
Maureen Pedraza died on May 12, 2021, and pursuant to the survivorship language in the above mentioned deed, all her interest passed to her husband, Luis Pedraza.

Seized and taken in execution as property of:  
Luis Pedraza 2708 Boulder Road  
LAKE ARIEL PA 18436  
Patrick William Lyon 2708  
Boulder Road LAKE ARIEL PA  
18436

Execution No. 153-Civil-2023  
Amount \$172,619.94 Plus  
additional costs

July 12, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**  
That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days

thereafter. No further notice of filing of the schedule of distribution need be given.  
**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**  
Katherine M. Wolf Esq.

**9/8/2023 • 9/15/2023 • 9/22/2023**

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**SHERIFF'S SALE  
OCTOBER 4, 2023**

By virtue of a writ of Execution instituted by: PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of October, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN** lot or piece of land, Situate in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania bounded and described according to Map Showing Lands of Walter Peters, et ux., made by Harry F. Schoenagel, PLS, dated 6/26/1988 as follows to wit:

**BEGINNING** at a point in the centerline of Penna. L. R. 63113, leading from Legedale to Hamlin, as shown on said Plan a corner of

lands of Ruth I. Monks; thence from said point of beginning. Extending along the said centerline of Penna. L. R. 63113, South 39 degrees 27 minutes 15 seconds West 411.77 feet to a point a corner of Parcel "B" on said Plan; thence extending along the same North 49 degrees 09 minutes 45 seconds West 1207.32 feet to a point in line of lands of William H. Garrity, et ux; thence extending along the same North 40 degrees 00 minutes 00 seconds East 376.11 feet to a point a corner of lands of Monks, aforesaid; thence extending along the same South 50 degrees 51 minutes 25 seconds East 1203.41 feet to the first mentioned point and place of beginning.

PROPERTY ADDRESS: 261 SAINT MARYS CHURCH ROAD, LAKE ARIEL, PA 18436

PARCEL NUMBERS: 22-0-0322-0007.0003-

TITLE TO SAID PREMISES IS VESTED IN ROBERT J. KWORTNIK, SR. AND TAMARA A. KWORTNIK, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM WALTER PETERS AND HELEN PETERS, HIS WIFE DATED 10/09/1989 RECORDED 01/10/1990 BOOK 518 PAGE 543

Seized and taken in execution as property of:  
Tamara A. Kwortnik 19 West

Lincoln Avenue Hatfield PA 19440  
Robert J. Kwortnik a/k/a Robert J. Kwortnik, Sr. 261 Saint mary's Church Road LAKE ARIEL PA 18436

Execution No. 457-Civil-2021  
Amount \$411,731.59 Plus  
additional costs

July 12, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.  
**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**

Nicole C. Rizzo Esq

**9/8/2023 • 9/15/2023 • 9/22/2023**

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## CIVIL ACTIONS FILED

FROM AUGUST 19, 2023 TO AUGUST 25, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2003-20119	SKELTON WALTER W	8/25/2023 1:46	SATISFACTION	—
2006-20068	SKELTON WALTER W	8/25/2023 1:46	SATISFACTION	—
2011-20322	HOLSTER WILLIAM JR	8/23/2023 12:33	SATISFACTION	—
2016-20888	MOJEDA ANTHONY	8/24/2023 10:19	SATISFACTION	3,587.87
2016-20888	MOJEDA THERESA	8/24/2023 10:19	SATISFACTION	3,608.37
2017-00079	DIANDRIOLA PAUL	8/21/2023 3:14	AMEND "IN REM" JUDG	203,295.10
2017-20587	ELDRED JACOB J	8/24/2023 10:02	SATISFACTION	—
2018-21012	GARDAS STANLEY MYRON	8/24/2023 10:01	SATISFACTION	—
2020-20404	MYRICK BRIANNA RICHELLE	8/25/2023 1:46	SATISFACTION	—
2021-20534	MILLER CATHI JO	8/24/2023 10:01	SATISFACTION	—
2022-00076	JOHNS ALLEN P III	8/22/2023 10:06	JDGMT BY COURT ORDER	2,069,118.60
2022-00076	JOHNS DAWN A/K/A	8/22/2023 10:06	JDGMT BY COURT ORDER	2,069,118.60
2022-00076	JOHNS DAWN E	8/22/2023 10:06	JDGMT BY COURT ORDER	2,069,118.60
2022-00076	HAVE A HOOT LLC	8/22/2023 10:06	JDGMT BY COURT ORDER	2,069,118.60
2022-00076	COMMUNITY RENTAL CENTERS INC	8/22/2023 10:06	JDGMT BY COURT ORDER	2,069,118.60
2022-00076	PIKE UNDERGROUND INC	8/22/2023 10:06	JDGMT BY COURT ORDER	2,069,118.60
2022-00386	GRIFFITHS LEONARD B	8/21/2023 1:21	WRIT OF EXECUTION	67,184.15
2022-00386	GRIFFITHS AMANDA L	8/21/2023 1:21	WRIT OF EXECUTION	67,184.15
2022-00580	MOSER ELAINE	8/21/2023 4:04	JUDGMENT/POSSESSION	—
2022-00580	UNKNOWN OCCUPANTS	8/21/2023 4:04	JUDGMENT/POSSESSION	—
2022-00616	KUPPINGER MARLIES IN HER CAPACITY AS HEIR OF	8/24/2023 2:40	JUDGMENT "IN REM"	207,634.74
2022-00616	RATH BERND K A/K/A	8/24/2023 2:40	JUDGMENT "IN REM"	207,634.74
2022-00616	RATH BERND	8/24/2023 2:40	JUDGMENT "IN REM"	207,634.74
2022-00616	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS FIRMS OR	8/24/2023 2:40	JUDGMENT "IN REM"	207,634.74
2022-00616	KUPPINGER MARLIES IN HER CAPACITY AS HEIR OF	8/24/2023 2:47	WRIT OF EXECUTION	207,634.74
2022-00616	RATH BERND K A/K/A	8/24/2023 2:47	WRIT OF EXECUTION	207,634.74
2022-00616	RATH BERND	8/24/2023 2:47	WRIT OF EXECUTION	207,634.74
2022-00616	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS FIRMS OR	8/24/2023 2:47	WRIT OF EXECUTION	207,634.74
2022-20237	VANDERHOFF AUTUMN NICOLE DELONG	8/25/2023 1:45	SATISFACTION	—
2022-20237	DELONG AUTUMN NICOLE VANDERHOFF	8/25/2023 1:45	SATISFACTION	—
2022-20632	FRABLE TROY D	8/25/2023 1:45	SATISFACTION	—

For further information on these listings, call the Prothonotary's office at 570-253-5970 ext. 4030.

2023-00128	MILLER THOMAS	8/23/2023 11:49	JUDGMENT/STIPULATION	14,649.32
2023-00270	STANTON DAVID	8/24/2023 4:01	DEFAULT JUDGMENT	16,538.54
2023-00295	GARLOCK RAQUEL A	8/21/2023 12:31	JUDGMENT	2,645.12
2023-00310	SALMON NICKEISHA LAMEY	8/25/2023 3:35	JUDGMENT/POSSESSION	—
2023-00310	ANY AND ALL CURRENT OCCUPANTS	8/25/2023 3:35	JUDGMENT/POSSESSION	—
2023-00310	SALMON NICKEISHA LAMEY	8/25/2023 3:35	WRIT OF POSSESSION	—
2023-00310	ANY AND ALL CURRENT OCCUPANTS	8/25/2023 3:35	WRIT OF POSSESSION	—
2023-20028	SIMPLE2CHIC DESIGNS LLC	8/24/2023 11:19	WITHDRAW LIEN	—
2023-20189	STOUT THEODORE	8/24/2023 11:08	SATISFACTION	—
2023-20189	STOUT BUSSING	8/24/2023 11:08	SATISFACTION	—
	T/A			
2023-20488	BODINE HARRY CHARLES	8/22/2023 7:59	JUDGMENT	9,692.00
2023-20489	COVER CHARLES RICHARD	8/22/2023 7:59	JUDGMENT	9,033.50
2023-20490	AUSTIN TYLER	8/22/2023 8:00	JUDGMENT	1,130.75
2023-20491	AUSTIN TYLER	8/22/2023 8:00	JUDGMENT	812.75
2023-20492	BARFORD NATHAN.	8/22/2023 8:00	JUDGMENT	22,040.38
2023-20493	BARFORD NATHAN	8/22/2023 8:00	JUDGMENT	1,120.75
2023-20494	BENJAMIN BRENDA	8/22/2023 8:16	JP TRANSCRIPT	3,251.89
2023-20495	HOSKINS THOMAS	8/22/2023 8:28	JP TRANSCRIPT	2,441.30
2023-20496	CARD DANIEL J	8/23/2023 12:05	TAX LIEN	12,819.42
2023-20496	CARD MELINDA	8/23/2023 12:05	TAX LIEN	12,819.42
2023-20497	COUNTRYMAN ROBERT J	8/23/2023 12:05	TAX LIEN	12,929.44
2023-20497	COUNTRYMAN TINA	8/23/2023 12:05	TAX LIEN	12,929.44
2023-20498	DUBOIS CHRISTOPHER C	8/23/2023 12:06	TAX LIEN	11,440.52
2023-20498	DUBOIS KATHERINE J	8/23/2023 12:06	TAX LIEN	11,440.52
2023-20499	MATTHEWS TIMOTHY	8/23/2023 12:06	TAX LIEN	2,546.22
2023-20499	NOROSKY KELLY J	8/23/2023 12:06	TAX LIEN	2,546.22
2023-20500	MULICKA RICHARD JR	8/23/2023 12:06	TAX LIEN	2,579.87
2023-20501	SANYOUR M J	8/23/2023 12:06	TAX LIEN	2,615.25
2023-20502	KURPAT CYNTHIA	8/24/2023 11:40	JP TRANSCRIPT	1,264.18
2023-20503	SCIBELLI NICHOLAS	8/25/2023 1:45	JUDGMENT	1,394.75
2023-90110	ESTATE OF ALBERT RYAN	8/24/2023 11:49	ESTATE CLAIM	1,332.39

**CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00422	WILSON JAMES	PETITIONER	8/22/2023	—
2023-00422	WILSON ARLENE N	PETITIONER	8/22/2023	—
2023-00422	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	8/22/2023	—

**CIVIL APPEALS — AGENCIES: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00425	TYLER HILL SOLAR I LLC	PLAINTIFF	8/23/2023	—
2023-00425	DAMASCUS TOWNSHIP BOARD OF SUPERVISORS	DEFENDANT	8/23/2023	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00418	WELLS FARGO BANK N A	PLAINTIFF	8/21/2023	—
2023-00418	KEARNS BAMBI R	DEFENDANT	8/21/2023	—
2023-00428	CAVALRY SPV I LLC	PLAINTIFF	8/24/2023	—
2023-00428	CONLEY ETHEL M	DEFENDANT	8/24/2023	—
2023-00429	CAVALRY SPV I LLC	PLAINTIFF	8/24/2023	—
2023-00429	MARTIN ASHLEY	DEFENDANT	8/24/2023	—
2023-00430	CAVALRY SPV I LLC	PLAINTIFF	8/24/2023	—
2023-00430	SKINNER DARREN W	DEFENDANT	8/24/2023	—
2023-00431	CAVALRY SPV I LLC	PLAINTIFF	8/24/2023	—
2023-00431	ROGAN DAWN	DEFENDANT	8/24/2023	—
2023-00432	CAVALRY SPV I LLC	PLAINTIFF	8/24/2023	—
2023-00432	SMITH JEFFERY	DEFENDANT	8/24/2023	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00424	GIRL SCOUTS IN THE HEART OF PENNSYLVANIA	PLAINTIFF	8/23/2023	—
2023-00424	HARRIS JENNY L	DEFENDANT	8/23/2023	—
2023-00426	DISCOVER BANK	PLAINTIFF	8/24/2023	—
2023-00426	GELDERMAN SHIANN	DEFENDANT	8/24/2023	—

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**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00427	STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY	PLAINTIFF	8/24/2023	—
2023-00427	LAKEWOOD MOTOR CO	DEFENDANT	8/24/2023	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00416	1994 GMC BUCKET TRUCK VIN #1GDKC34K2RJ514853	PETITIONER	8/21/2023	—
2023-00416	WERTZ JENNIFER L	PETITIONER	8/21/2023	—
2023-00416	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	8/21/2023	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00417	WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE	PLAINTIFF	8/21/2023	—
2023-00417	LUNN JACK G AND	DEFENDANT	8/21/2023	—
2023-00417	OCCUPANTS	DEFENDANT	8/21/2023	—
2023-00435	GRZEJKA ROMAN	PLAINTIFF	8/25/2023	—
2023-00435	COSCIA RICHARD	DEFENDANT	8/25/2023	—
2023-00435	COSCIA CAROL	DEFENDANT	8/25/2023	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00423	ROCKET MORTGAGE LLC F/K/A	PLAINTIFF	8/22/2023	—
2023-00423	QUICKEN LOANDS LLC F/K/A	PLAINTIFF	8/22/2023	—
2023-00423	QUICKEN LOANS INC	PLAINTIFF	8/22/2023	—
2023-00423	MITSCHELE ERIC	DEFENDANT	8/22/2023	—

**TORT — INTENTIONAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00419	REFLECTION LAKES PROPERTY OWNERS ASSOCIATION	PLAINTIFF	8/22/2023	—
2023-00419	ECHEVARRIA ISMAEL JR	DEFENDANT	8/22/2023	—
2023-00420	REFLECTION LAKES PROPERTY OWNERS ASSOCIATION	PLAINTIFF	8/22/2023	—
2023-00420	MERCADO ALEX	DEFENDANT	8/22/2023	—
2023-00421	REFLECTION LAKES PROPERTY OWNERS ASSOCIATION	PLAINTIFF	8/22/2023	—
2023-00421	MERCADO ANA MARIA	DEFENDANT	8/22/2023	—
2023-00433	PATTEN BRIAN M	PLAINTIFF	8/24/2023	—
2023-00433	PATTEN JESSICA H	DEFENDANT	8/24/2023	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00434	DEBILZEN ELIZABETH	PLAINTIFF	8/25/2023	—
2023-00434	DECARLO FAITH	DEFENDANT	8/25/2023	—

**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 4, 2023 TO SEPTEMBER 8, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
BONDALAPATI PRAVEEN SAMBIDI SHILPA	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	442,500.00
COLETTA TOD J	DIME BANK	PAUPACK TOWNSHIP	40,000.00
COLETTA SUSAN V			50,000.00
LAKE & BROOK DEVELOPMENT CORPORATION	WAYNE BANK	BERLIN TOWNSHIP	216,000.00
PARKER MATTHEW	NBT BANK	SALEM TOWNSHIP	175,000.00
PARKER NATALIE	N B T BANK		154,000.00
BANKS JOHN	DIME BANK	LAKE TOWNSHIP	175,000.00
BANKS ABIGAIL			154,000.00
BUCHANAN JOSEPH A BUCHANAN HOPE	WAYNE BANK	SCOTT TOWNSHIP	154,000.00
JOES AUTO CENTRAL LIMITED LIABILITY COMPANY	WAYNE BANK	MOUNT PLEASANT TOWNSHIP	154,000.00
ARRIGAN REALTY HOLDINGS	WAYNE BANK	PRESTON TOWNSHIP	235,000.00
CARMODY ROBERT J	HONSDALE NATIONAL BANK	DAMASCUS TOWNSHIP	135,000.00
EDWARDS SUSAN	HONSDALE NATIONAL BANK	SALEM TOWNSHIP	75,000.00
COBB PAULINE			65,000.00
RAWLINS JAMES RAWLINS ALYVEA R SCARFALOTO ALYVEA R	HONSDALE NATIONAL BANK	PROMPTON BOROUGH	144,000.00
NORELLA NICHOLAS A	UNITED WHOLESALE MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CLINTON TOWNSHIP 2	144,000.00
MARQUEZ JOHANNA GIMENEZ LUZ JOHANNA GIMENEZ STEFAN	HONSDALE NATIONAL BANK	DAMASCUS TOWNSHIP	100,000.00
DRAPALA ANNA M	HERITAGE FINANCIAL CREDIT UNION	SALEM TOWNSHIP	130,000.00
LOOMIS MICHELLE	HONSDALE NATIONAL BANK	CLINTON TOWNSHIP	18,000.00
LOOMIS RODNEY			64,366.75
HAWLEY AMBULANCE & RESCUE CO	PIONEER POLE BUILDINGS INC	PALMYRA TOWNSHIP	161,500.00
LAKE REGION EMS			1,837,000.00
LAKE REGION EMS			500,000.00
ECCLES THOMAS	HONSDALE NATIONAL BANK	HONSDALE BOROUGH	
ECCLES ERICA			
MARSCH & BAKOUCHE RENTALS L L C	SUSQUEHANNA COMMUNITY BANK	SALEM TOWNSHIP	
MARSCH & BAKOUCHE RENTALS LLC			
FERRIS ROBERT W	HONSDALE NATIONAL BANK	SALEM TOWNSHIP	
FERRIS CAROL A			

*For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.*

MULLINS HERBERT	HOUSING & URBAN DEVELOPMENT	CLINTON TOWNSHIP	
DYMOND NANCY			18,031.20
DELPEZZO ROBERT	LOANDEPOT COM	PAUPACK TOWNSHIP	
DELPEZZO MAUREEN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		171,000.00
NGUYEN EM	PINE HOLDINGS INC	TEXAS TOWNSHIP 3	236,000.00
KENNARD JOHN STEPHEN	CANARD INC	DAMASCUS TOWNSHIP	
CACCHIOTTI ROGER J			205,479.95
VANVARICK HOLLY AKA JOHANNES HOLLY C AKA	RUOFF MORTGAGE COMPANY INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	110,000.00
DIEFENBACH ALLYSON	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	
DIEFENBACH PETER B			100,000.00
DONLEAVY TARA A	NBT BANK N B T BANK	SALEM TOWNSHIP	315,000.00
QUACH LOAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CHERRY RIDGE TOWNSHIP	310,875.00
ELDRED TIMOTHY	HOUSING & URBAN DEVELOPMENT	BETHANY BOROUGH	
ELDRED JOHNNA			2,634.06
PERECHINSKY MARK J AKA PERECHINSKY LORIE A AKA PERECHINSKY MARK JOSEPH AKA PERECHINSKY LORIE ANNE AKA	S&T BANK S & T BANK	MOUNT PLEASANT TOWNSHIP	500,000.00
COTTELL DAVID W	DIME BANK	PAUPACK TOWNSHIP	236,000.00
FOSTER TERRY	FNCB BANK	PAUPACK TOWNSHIP	
DAPOLITO LINDA	F N C B BANK		60,000.00
JASTREMSKI ANDREW MICHAEL JR	SOFI BANK NATIONAL ASSOCIATION  S O F I BANK NATIONAL ASSOCIATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	260,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
PAUPACK VILLAGE LLC AKA PAUPACK VILLAGE L L C AKA PAUPACK VILLAGE AKA	BONDALAPATI PRAVEEN SAMBIDI SHILPA	SALEM TOWNSHIP	
LEE MARIE A	LEE EDWARD P	DAMASCUS TOWNSHIP	LOT 4
TRAGIS MARY	TRAGIS MARY	SOUTH CANAAN TOWNSHIP	
TRAGIS DUANE	TRAGIS DUANE		
COHEN RICHARD	TRAGIS DENISE		
TRAGIS DENISE	VANHOUTEN DEANNA		
VANHOUTEN DEANNA VANHOUTON RICHARD			
MCVEY PENNY S EXR MCVEY BARTON EST	MCVEY PENNY S	PRESTON TOWNSHIP	
LLOYD RICHARD	ATCAVAGE RONALD ATCAVAGE BETH ANN	CLINTON TOWNSHIP 1	
POCONO LAKEVIEW LLC POCONO LAKEVIEW L L C	LEBLANC PAUL ANDRE F	LEHIGH TOWNSHIP	LOT 120

WILMINGTON SAVINGS FUND SOCIETY TR BY AF CARRINGTON MORTGAGE SERVICES AF	ZEMEL DMITRIY  ANDERSON MARIA H	LEHIGH TOWNSHIP   LOT 17
MONASTERY OF OUR LADY OF MOUNT CARMEL ST JOSEPH	MY JESUS MERCY MINISTERIES INC	LEBANON TOWNSHIP
PHIPPS LESLIE	PHIPPS LESLIE TR LESLIE PHIPPS REVOCABLE TRUST	PALMYRA TOWNSHIP
KIMBLE HOWARD JR KIMBLE SUZANNE M	KIMBLE HOWARD WESLEY	CLINTON TOWNSHIP LOT 16
KINSLEY STEVEN	KINSLEY JONATHAN	DAMASCUS TOWNSHIP LOT 62
JOES AUTO CENTRAL LLC	JOES AUTO CENTRAL LIMITED LIABILITY COMPANY	MOUNT PLEASANT TOWNSHIP
JOES AUTO CENTRAL L L C		
WILLIAMS ALBERT L WILLIAMS LINDA M	ARRIGAN REALTY HOLDINGS	PRESTON TOWNSHIP
RIEMAN TIMMY LEE	RIEMAN BRADLEY	SCOTT TOWNSHIP
HECK JAMES J EXR	HECK JAMES J	SALEM TOWNSHIP
HECK PAULA ZEST		LOT 27
HECK JAMES J EXR	HECK JAMES J	SALEM TOWNSHIP
HECK PAULA ZEST		LOT 20
NORELLA NICHOLAS A TRICHILO NICOLE NORELLA NICOLE	NORELLA NICHOLAS A	CLINTON TOWNSHIP 2  LOT 1
ST LEDGER SEAN AARON BOLELLASTLEDGER CINDY ST LEDGER CINDY BOLELLA	BOLELLASTLEDGER CINDY ST LEDGER CINDY BOLELLA	TEXAS TOWNSHIP
ROSLER ROSE A BY AF	ECCLES ERICA	HONESDALE BOROUGH
ROSLER SHAWN PATRICK AF DONAGHEY CHARLES P SR	ECCLES THOMAS CAULDWELL JONATHAN CAULDWELL JUSTINE	LEHIGH TOWNSHIP
FROLAND MARK	MARSCH & BAKOUCHE RENTALS LLC MARSCH & BAKOUCHE RENTALS L L C	SALEM TOWNSHIP LOT 2
HAWLEY AMBULANCE & RESCUE COMPANY	KUZMIAK MICHAEL	PALMYRA TOWNSHIP
ROSENTHAL RICHARD M AKA ROSENTHAL RICHARD AKA ROSENTHAL JILL E AKA ROSENTHAL JILL AKA	SCIALPI MARTIN SCIALPI LISA M	PAUPACK TOWNSHIP
HACKER THOMAS S HACKER BEVERLY M	HACKER THOMAS SCOTT JR TR HACKER SARAH TR HACKER THOMAS SCOTT SR TR HACKER HOMESTEAD REVOCABLE LIVING TRUST	PAUPACK TOWNSHIP   LOT 222
SNYDER PETER H DODGE KATHARINE	AMMERMAN ROBERT C AMMERMAN JILL G	LAKE TOWNSHIP
KELLY CHRISTOPHER KELLY LAURA	TURNT PROPERTIES	HAWLEY BOROUGH
GRAMBO RONALD J EXR GRAMBO RALPH W JR EST	GRAMBO RONALD J	PRESTON TOWNSHIP
PUTNEY JENNIFER	NGUYEN EM	TEXAS TOWNSHIP 3 LOT 9

DEKNEGT LEONARD G	RIKER WILLIAM JR RIKER LAUREN	DAMASCUS TOWNSHIP	
RANIERI NICHOLAS M	KRUSE JOHN J	LAKE TOWNSHIP	
RANIERI BERNADETTE T	KRUSE ADAM		LOT 3620
SIEBAN TIMOTHY JAMES	SIEBAN TIMOTHY JAMES SIEBAN ANDREA N SIEBAN NICHOLAS E	SALEM TOWNSHIP	LOT 544
BLACK DOUGLAS A	ERB THERESA MAUREEN BLACK	SALEM TOWNSHIP	
BLACK MARGUERITE T	ERB PHILIP ADAM		PARCEL 6G
DETTLOFF DIANNA L	GIBLIN RON	DAMASCUS TOWNSHIP	
MYRICK KAREN E	MYRICK KAREN E	DAMASCUS TOWNSHIP	
PRUITT ELIZABETH A			LOT 2
MYRICK KAREN E	PRUITT ELIZABETH A	DAMASCUS TOWNSHIP	
PRUITT ELIZABETH A			LOT 1
HOCH SAMUEL J	COTTELL DAVID W	PAUPACK TOWNSHIP	
LAM LUI FOO	SETOLA ORLANDO	SALEM TOWNSHIP	
LAM LUP MUN	SETOLA DONNA		
LAM JANEY			
LAM ANDY RYAN			LOT 1754
MARTIN PATRICK F	FERNANDEZ LUIS M	MANCHESTER TOWNSHIP	
MARTIN NANCY J			
MINIEN FRANCIS	WALLACE KEITH J	PAUPACK TOWNSHIP	
SKRIPKA JOHN A EXR AKA	AKARTUNA FARUK	BETHANY BOROUGH	
SKRIPKA JOHN A EXR AKA	AKARTUNA ROSEMARY		
CHESNA WILLIAM T EST AKA			
CHESNA WILLIAM T SR EST AKA			LOT 3
TOWNSHIP OF PRESTON AKA	STONEY MOUNTAIN HOLDINGS L L C	PRESTON TOWNSHIP	
PRESTON TOWNSHIP AKA			
VRABEL MATTHEW P	YEH DAVID	PAUPACK TOWNSHIP	
VRABEL JOHN L			
VRABEL JAMES C			
VRABEL PAUL L			
VRABEL MARK V			LOT 109
CLARK DOUGLAS W BY AGENT	EQUITY TRUST COMPANY CUSTODIAN FBO	SALEM TOWNSHIP	
CLARK DOUGLAS R AGENT	EQUITY TRUST COMPANY CUSTODIAN F B O		
RUBINSTEIN MEYER RAPHAEL	JASTREMSKI ANDREW MICHAEL JR	DAMASCUS TOWNSHIP	
RUBINSTEIN HEATHER			LOT 1

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*September 18, 2023–September 22, 2023*

**Monday, September 18, 2023**

Trial Term

**Wednesday, September 20, 2023**

9:00 AM  
Central Court 3rd Floor Courtroom

12:00 PM  
Drug Court Team Meeting

12:30 PM  
Drug Court

**Thursday, September 21, 2023**

9:00 AM  
Commonwealth Matters  
Sentencing 77-2023-CR Davies, Marissa Francis

**Friday, September 22, 2023**

9:00 AM  
PFA  
354-2023-DR Rousseau v. Crellin Martin II/Katsock



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**ARBITRATION ROOM CALENDAR**

*September 18, 2023–September 22, 2023*

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**Thursday, September 21, 2023**

9:00 AM  
Cleveland v. Burton 352-2023-DR  
Custody Hearing (Zimmerman)  
Pro Se/Pro Se

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1:00 PM  
Benton-Vitz v. Bronson 36-2023-DR  
Custody Hearing (Zimmerman)  
Bugtaj/Ellis

**Friday, September 22, 2023**

9:00 AM  
Bozella v. Pajalich 629-2018-DR  
Conciliation Conference (Karam)  
Collins/Muir

---

10:00 AM  
Lepoidevin v MacPeek 397-2020-DR  
Custody Conciliation (Karam)  
Henry/Martin

---

10:30 AM  
Rampersad v. Enot 393-2023-DR  
Conciliation Conference (Karam)  
Campbell/Pro Se

---

11:00 AM  
Lent v. Mazzarino 385-2023-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

---

11:30 AM  
Garcia & Garrett v. Garcia 240-2019-DR  
Conciliation Conference (Karam)

---

1:00 PM  
Current v. Current 395-2023-DR  
Conciliation Conference (Karam)  
DeLuca/Pro Se

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

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**Leatrice Anderson, Esq.**

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**Tim Barna, Esq.**

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**Stephen G. Bresset, Esq.**

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570-253-2926 (Fax)

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Rsantora@Bressetsantora.com

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---

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